

PLANNING COMMISSION MINUTES

February 3, 2009

7:00 P.M.

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Dave Badham Ray Keller, City Council Representative Beth Holbrook, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan, Barbara Holt and Michael Allen.

Clark Jenkins welcomed all those present.

Ray Keller made a motion to approve the minutes for January 20, 2009 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

1. Consider amended final site plan approval for Silver Creek Commercial Complex located at 500 N. 500 W., Jeremy Terry, applicant.

Jeremy Terry, applicant was present. Aric Jensen explained that the applicants are requesting an amended final site plan approval for the Silvercreek Commercial center. This project was originally approved approximately four months ago, and the subdivision plat was granted final approval by the City Council on January 27th 2009.

There are only three changes of any significance. First, the Parts Plus store is gone and has been replaced by additional parking for the State Liquor Store. Second, the generic building footprint on Lot 5 has been replaced with a fast food building and drive-through (Atlantis Burger). Third, the storm drain system has been redesigned to take the water in the underground detention basin and funnel it south through the Common Cents storm drain system into the UDOT storm drain pipe in 400 North. Staff has received a copy of the approval letter from Moyle Petroleum, owner of Common Cents.

The parking needs were recalculated based on the changes, and now a minimum of 137 stalls is required, with 157 stalls shown on the plan, resulting in a surplus of 20 stalls. In addition to recalculating the number of stalls, staff is recommending two future cross-access points to connect this project to the J&L Garden property on the east. The recommendation is that the applicant be required to allow a cross-access in the future if the City approves a site plan that warrants connecting the two properties. This would be a future reciprocal agreement with the adjoining J&L property owner, like the shared access on 400 North between Common Cents and Silvercreek.

All of the other conditions that applied to the original site plan approval are still valid, and are included in the recommended motion. The applicants have submitted and received approval for a project color and material palette, however, they only submitted the exterior elevations for the

Mike and Sterling's building. Therefore, the applicants will need to submit to the Planning Commission and City Council exterior building elevations for each of the other buildings, prior to receiving a building permit.

Staff recommends amended final site plan approval of the Silver Creek Commercial Center, and approval of the Silvercreek Commercial Subdivision plat, with the following conditions:

1. The 8-inch fire line be looped between 500 West and 400 North within the easement shown on the plat.
2. The applicant provide a complete landscape plan stamped by a licensed Utah Landscape Architect prior to April 01, 2009.
3. The applicant include on the approved, final site plan, a future vehicle and pedestrian cross-access between this site and the J&L property to the east, a minimum of 24 feet wide, as shown on the redlines.
4. Any other redline corrections be made.
5. Since the buildings will be constructed in phases, the applicant shall submit building elevations for each building for Commission and Council review prior to receiving a building permit.

Jeremy Terry had no comments for the Commission. There was a brief discussion regarding the confluence of the driveways at the center of the project.

Dave Badham made a motion to recommend to the City Council amended final site plan approval for Silver Creek Commercial Complex subject to the recommendations and conditions outlined by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:15 p.m.